

FOR SALE

3,628 Sq Ft (337.04 Sq M)

- › Impressive Grade A office space
- › Newly refurbished
- › Air conditioning throughout building
- › Suitable for a variety of uses within Class E
- › 4 parking spaces



Unit 1A

Gateway Mews, Bounds Green, London, N11 2UT



LOCATION

- This modern development is located in Bounds Green fronting Ringway which is located just off Bounds Green Road and is virtually at its crossroads with the A406 North Circular Road
- Excellent access westwards towards A40/M1 and eastwards towards the A10, M11 and thereafter A13/M25
- Bounds Green (Piccadilly Line), New Southgate (Main Line) and Bowes Park (Main Line) are within walking distance offering ease of access into Central London and to other parts of North London and Hertfordshire

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Google Maps

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DESCRIPTION

- The premises form part of this gated modern thriving business centre with attractive brick elevations under pitched roofing
- The property has been extensively refurbished to Grade A specification and benefits from Cat 7 data cabling, air conditioning throughout, LED lighting, a large custom built kitchen, door entry system and ground floor storage area.
- Externally there is parking for up to 4 cars.

TERMS

The freehold interest is available at a quoted price of £1.35 million. VAT is payable on the purchase price.

ACCOMMODATION (Gross Internal Area*)

Ground	141.86 SQ M	1,527 SQ FT
First	141.86 SQ M	1,527 SQ FT
Gallery	53.32 SQ M	574 SQ FT
Total	337.04 SQ M	3,628 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-64

Business Rates: The rateable value is £51,500. For the rates payable please contact us or www.voa.gov.uk

CONTACT:



HUGO HARDING

07425 243 317 hugo.harding@kirkbydiamond.co.uk



MATTHEW BOWEN

07442 820 386 matthew.bowen@kirkbydiamond.co.uk

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